Hazelwood Place, Halifax, HX4 8EX

£605,000

Edkins & Holmes
ESTATE AGENTS

An exclusive development of high-specification, luxury detached executive homes in the sought-after Greetland area.

Offering a selection of beautifully designed four and five-bedroom homes, Phase 2 at Calder Mews combines contemporary style, generous living space and an impressive specification, with prices ranging from £545,000 to £695,000.

Each home has been thoughtfully designed with modern family living in mind, featuring designer kitchens and bathrooms, integrated appliances and high-quality finishes throughout. Energy efficiency is also at the forefront of the development, with the latest energy-efficient building methods and solar panels included as standard.

Calder Mews offers an excellent opportunity to own a stylish new home in a highly regarded location, with convenient access to local amenities, schools and surrounding transport links.

Contact Edkins & Holmes today to register your interest and discover the homes currently available at Calder Mews Phase 2.

Plot Availability/Pricing
Harewood Plot 24 £550,000 & Plot 26 £545,000
Nunnington Plot 25 £605,000, Plot 27 £600,000 and Plot 31 £625,000
Hertford Plot 28 & Plot 30 £670,000
Ascot Plot 32 £695,000 & Plot 33 £675,000
Whirlow Plot 34 & 36 £610,000
Kedleston Plot 35 & 37 £580,000

Please note photographs are of plot 25

Additional Information
Whilst being completed to an excellent standard throughout there is the option to upgrade various fixtures and fittings within the property including kitchen and bathroom options.

About the Area
Discover the Charm of Greetland:

Nestled in the picturesque Calderdale Valley, Greetland, HX4, offers the perfect blend of tranquility and convenience. This sought-after location boasts a rich history, stunning natural landscapes, and a vibrant community spirit.

Location & Connectivity: Greetland is strategically positioned just a short drive from the bustling town of Halifax, providing easy access to excellent road and rail links. Whether commuting to Manchester or Leeds, or exploring the scenic Yorkshire countryside, Greetland serves as an ideal base.

Community & Lifestyle: Greetland is renowned for its welcoming community, offering a safe and friendly environment for families and individuals alike. The area is home to well-regarded schools, local shops, cosy pubs, and a variety of leisure activities that cater to all ages.

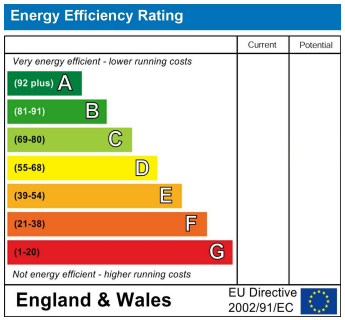
Outdoor Living: Surrounded by rolling hills and lush green spaces, Greetland is a haven for outdoor enthusiasts. Enjoy leisurely walks along the Calderdale Way, cycle through scenic trails, or simply relax in one of the many parks and gardens.

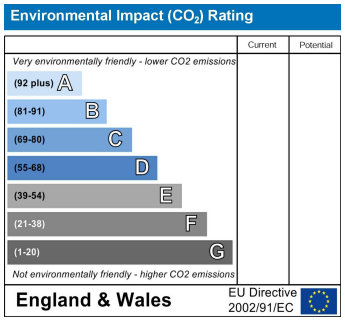
Historical Charm: With its quaint stone cottages and historic buildings, Greetland exudes charm and character. The area is steeped in history, offering a glimpse into its industrial past while providing modern amenities for contemporary living.

Ideal for Modern Living: Whether you're seeking a peaceful retreat or a vibrant community, Greetland, HX4, offers the best of both worlds. Come and experience the unique charm and unbeatable location that make Greetland a truly desirable place to call home.

New Build Disclaimer
It is only possible to convey a general impression of the layouts and configuration of the property on a schematic publication of this sort. We operate a policy of continuous product development and consequently, there may be material differences evident between the layout / specification / configuration / sizes depicted and that are achieved in the finished property. Please do not hesitate to speak with a member of our team to confirm the exact layout / specification / configuration during the sale period. Please note all details are subject to change. Images are for illustrative purposes only.

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.
We are not a member of a client money protection scheme.





UNNINGTON — WHIRLOW

EDLESTON — ASCOT

CALDER MEWS

PHASE II

EXCELLENCE COLLECTION

KITCHEN

- Premium Symphony kitchen with soft-close cabinets & drawers
- Double integrated oven, fridge freezer & dishwasher
- 40mm worktop with upstand
- Induction hob & cooker hood
- Stainless steel 1.5 bowl sink with mixer tap
- Contemporary under-cabinet downlights
- Easy access USB socket

OPTIONAL UPGRADES

- Integrated microwave/oven combi
- Composite sink
- Wine cooler
- Quartz worktop

BATHROOM

- Premium Ideal Standard three-piece bathroom suite
- Polished chrome over-bath shower and glass screen
- Polished chrome heated towel rail
- Vanity unit
- Polished chrome downlights
- Half-height wall tiling

W/C

- Premium Ideal Standard two-piece suite
- Stylish semi-pedestal basin
- Polished chrome downlights

OPTIONAL UPGRADES

- ***W/C*** - Premium tile choices
- ***Bathroom*** - Full-height tiling
- ***Bathroom*** - Rainfall shower head
- ***Bathroom*** - Shaver/charger socket

EN-SUITE

- Premium Ideal Standard three-piece bathroom suite
- Rain-head shower with low-profile shower tray
- Vanity unit
- Polished chrome downlights
- Full-height wall tiling to shower area
- Convenient haver/charger socket

UTILITY*

- Luxurious Symphony fitted base units
- 40mm worktop with upstand
- Plumbing for washer/dryer

OPTIONAL UPGRADES

- ***En-Suite*** - Premium tile choices
- ***En-Suite*** - Full-height tiling
- ***Utility*** - Quartz worktop
- ***Utility*** - Washer/dryer
- ***Utility*** - Stainless steel sink

- State-of-the-art solar panels
  - *2.87kW Solar System, including seven panels*
  - *With regards to environmental impact, your panels represent a lifetime savings equal to 10,041 miles of driving, 13,700kg of CO2 emissions eliminated, or 104 trees planted*
  - *Annual estimated savings of £1,080***

OPTIONAL UPGRADES

- Power storage batteries
  - *Amplify the cost & energy efficiency of your panels*
  - *Provide a source of backup power, increasing your energy independence*

FEATURES

- Stylish white panelled designer doors
- White emulsion to walls and ceiling
- Gloss to woodwork
- Chrome sockets throughout
- High-efficiency combi boiler
- Stelrad radiators with TRV controls
- TV points and telecoms connections to three points
- Cable in loft for potential aerial point
- Wired smoke alarms with battery backups
- USB socket to master bedroom & kitchen
- Wardrobe to master bedroom

OPTIONAL UPGRADES

- Oak doors throughout
- Flooring throughout
- Additional chrome sockets
- Additional TV & telecoms points

EXTERNAL FEATURES

- Electric vehicle charging port
- Intelligent & highly efficient double glazing
- Anthracite colour window frames (white on the inside)
- Black front door with chrome letterplate
- French doors to rear
- Low-maintenance soffits and fascias
- Electric garage door
- Turf/soft landscaping to front garden
- External light to porch and rear
- Patio to rear
- External tap to rear
- External socket to rear
- Turf to rear
- Security camera doorbell

NEVER SETTLE FOR LESS THAN

EXCELLENCE.

We are proud to partner with leading UK brands

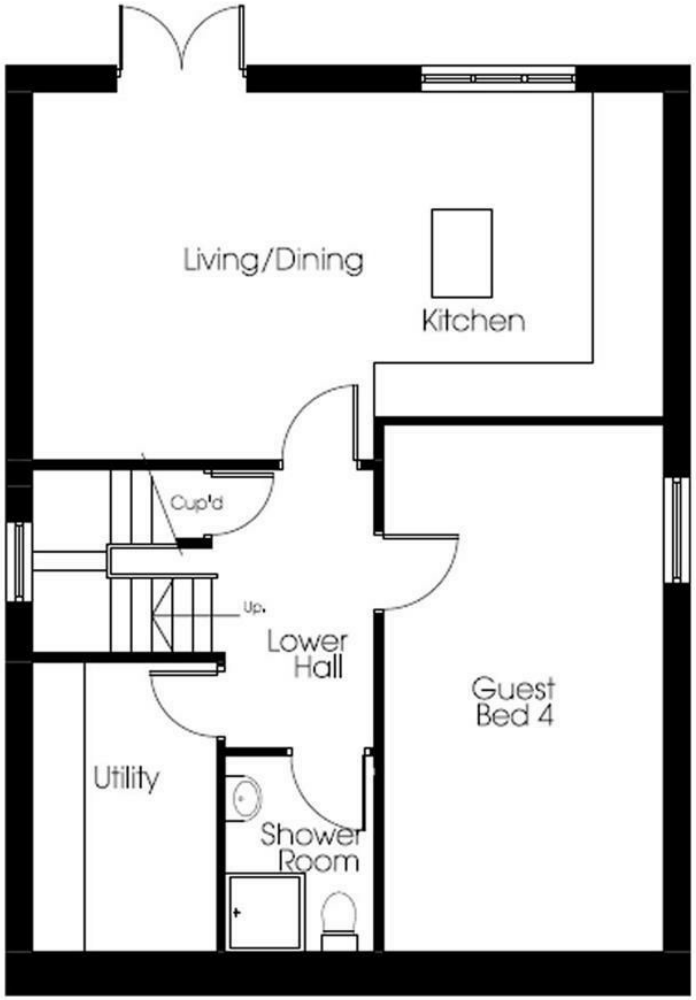
Polypipe · Symphony · Vaillant · Stelrad · Wienerberger · VADO · Ideal Standard · Marshalls

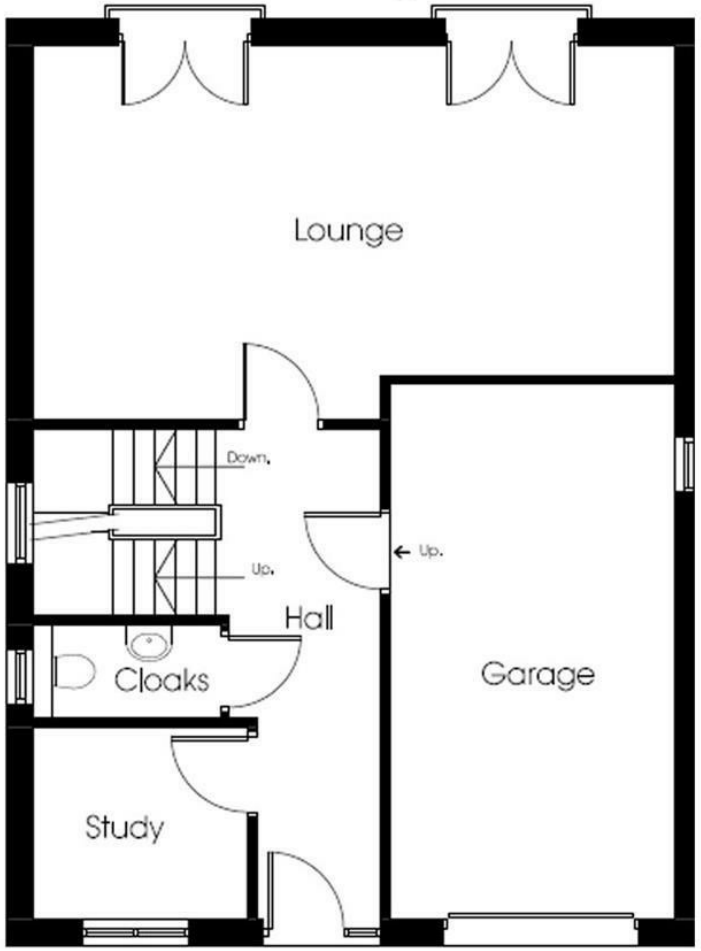
*Please speak with a sales advisor to confirm the specification of each plot during the sale period. Please note all details are subject to change.

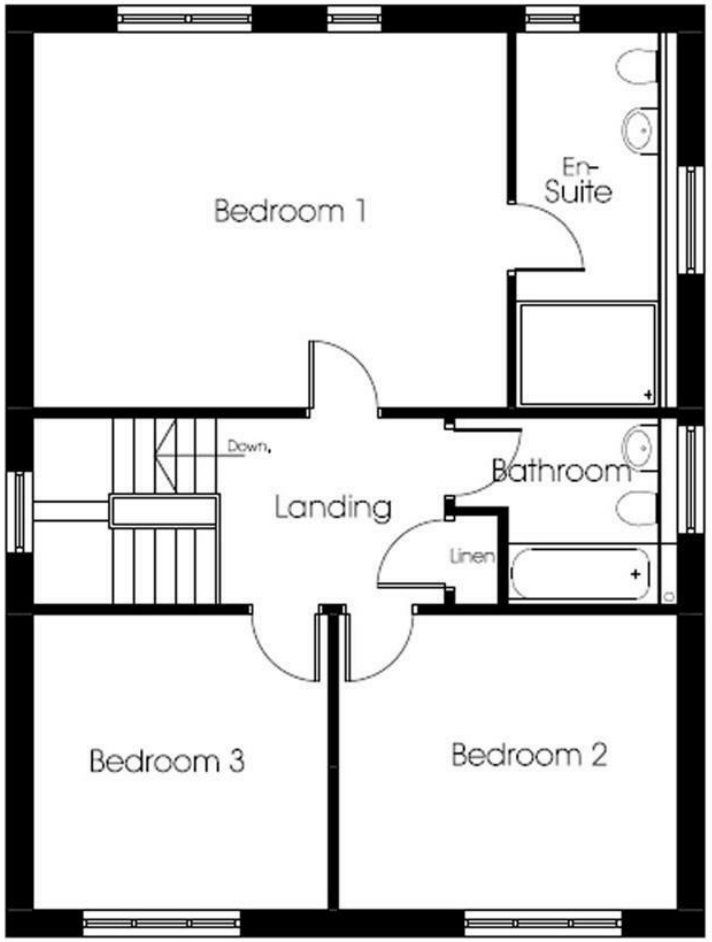
**Annual savings could increase if tariffs and energy prices increase.

You are
the greatest
project
you will ever
work on.
CIAO
BEL
LA

Nunnington







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